

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination FormSee instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only

received

date entered

1. Name

historic Forest Park Hotel

and/or common Same

2. Location

street & number 4910 West Pine Boulevard

___ not for publication

city, town St. Louis

___ vicinity of

state Missouri

code 29

county City of St. Louis

code 510

3. Classification

Category	Ownership	Status	Present Use
___ district	___ public	<input checked="" type="checkbox"/> occupied	___ agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	___ unoccupied	<input checked="" type="checkbox"/> commercial
___ structure	___ both	<input checked="" type="checkbox"/> work in progress	___ educational
___ site	Public Acquisition	Accessible	___ entertainment
___ object	N/A ___ in process	___ yes: restricted	___ government
	___ being considered	<input checked="" type="checkbox"/> yes: unrestricted	___ industrial
		___ no	___ military
			___ museum
			___ park
			___ private residence
			___ religious
			___ scientific
			___ transportation
			___ other:

4. Owner of Property

name HB Development, Attn: William Bousema

street & number 17821 East 17th Street, Suite 295

city, town Tustin,

___ vicinity of

state CA 92681

5. Location of Legal Description

courthouse, registry of deeds, etc. St. Louis City Hall

street & number Market Street at Tucker Boulevard

city, town St. Louis

state MO 63103

6. Representation in Existing Surveys

title 1. Washington University Medical Center Area Architectural Survey has this property been determined eligible? ___ yes ☒ nodate December 1981 ___ federal ___ state ___ county ☒ localLandmarks Association of St. Louis, Inc.
depository for survey records 721 Olive Street, Room 1113

city, town St. Louis,

state MO 63101

7. Description

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

Built in 1923, the Forest Park Hotel is a six-story, reinforced concrete commercial building with red matte brick curtain walls trimmed with terra cotta. A seven-story center wing was added in 1926 which closely follows the materials and design of the original building. The hotel is located on the southwest corner of Euclid Avenue and West Pine Boulevard one block east of Forest Park in St. Louis' Central West End.

The E-plan building fills City Block 3884C and fronts approximately 300 feet on West Pine (the primary facade) with wings extending southwardly 170 feet along Euclid and North Court. White terra cotta paneling faces the first story of the north and east elevations and also accents corners of the wings. Round-arched openings establish ten bays on the east and west elevations, seventeen bays on the north elevation and also articulate the first stories of the wings. Double-hung sash windows with six over one lights are installed on the upper stories. White terra cotta quoining and blind balustrades define slightly projecting center bays of the three principal facades as well as corners of the building (Photos #1 and #2). The sixth story and cornice on all elevations are richly embellished with terra cotta pilasters, ornamental relief panels and window heads all of which have survived in very good condition (Photo #3). A comparison of Photo #1 showing the building as it appears today with Photo #4 (published in 1929) reveals little exterior alteration. The only significant changes have been the 1960's remodeling of the northeast corner where stone and glass cover the original fabric and the installation of stone around a portion of the main entrance on West Pine.

Architecturally significant features on the interior are confined to first floor public rooms. The lobby exhibits a classically detailed plaster ceiling and large central piers. In the 1926 wing addition, a lounge room also employs classically detailed piers and wall surfaces and two small dining rooms are fitted with elaborate historic ornament in "Spanish" and "Italian" modes. The Spanish Room is installed with ornamental plaster, engaged columns and moldings framing arches on the north wall, a mock open timbered ceiling and a polychrome tile wainscoting. Decorative iron gates open from a corridor to the Italian Room which is furnished with an elaborate fireplace, a richly detailed plaster ceiling and leaded glass windows. Original historic ornament may possibly still survive in the Colonial Room which is presently covered with wood paneling and a dropped ceiling.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1923 **Builder/Architect** Preston J. Bradshaw, architect

Statement of Significance (in one paragraph)

The Forst Park Hotel is eligible for listing in the National Register of Historic Places according to Criterion A, and is significant in the following area: **ARCHITECTURE**: In continuous use since its completion in 1923, the Forest Park Hotel is a well-preserved, representative example of the work of St. Louis architect Preston J. Bradshaw whose expertise in hotel and apartment building design gained him national recognition. The building is distinguished on the exterior by a rich display of Renaissance terra cotta ornament and on the interior by classical detailing in the lobby. In 1926, a center wing designed by architect Goerge D. Barnett, Jr. added small dining rooms embellished with elaborate historic period ornament.

The establishment of Forest Park in 1876 at the western edge of the city limits stimulated a significant increase in real estate values of unimproved land immediately to the north and east of the park. Scarcely more than a decade later, the park was "attracting a large number of costly family residences"¹ and the opening in 1888 of the first of several West End "private places" secured the area's exclusive residential character. During the 1890s the park itself was drawing three million visitors annually² -- a prologue to the throngs of people who would visit the site of the 1904 World's Fair. In preparation for the Fair, a "beautification crusade" was undertaken by the city which focused on improvements in the West End and subsequently further enhanced property values. The Fair also prompted construction of the area's first two hotels, the Buckingham Club and the Monticello (both demolished), located on Kingshighway and West Pine at the eastern edge of the park. (See Location Map.)

. Following the World's Fair, single family residential construction resumed and soon apartment houses appeared as the demand increased for housing around the park. By the early 1920s, the West End not only was the city's residential district par excellence but also had developed into an important tourist attraction largely through the appeal of Forest Park which more than fulfilled nineteenth century predictions for success. With easy access from major highways, the park's fine landscape features and outstanding recreational facilities such as the Municipal Opera, Zoo, Art Museum and Jefferson Memorial drew increasing numbers of out-of-town visitors each year. Tennis courts, baseball diamonds, golf courses, cricket and soccer fields, bridle paths and boating provided other popular park entertainment. West

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End needs for transient overnight accommodations as well as for additional permanent housing were at an all time high when announcement was made in January 1923 of construction plans for the Forest Park Hotel, a six-story apartment hotel to be located one block east of Forest Park at the corner of Euclid Avenue and West Pine Boulevard.³

Unlike most West End City blocks, the site of the new Forest Park Hotel had been reserved and developed exclusively as a prestigious subdivision of apartments and hotels by blue-stocking West End resident/investors who had personal stakes in maintaining the area's high residential character. Platted in 1916 as Dameron's Subdivision, the block was part of a large family inheritance acquired by Edward C. Dameron's stepmother from her uncle, Peter Lindell.⁴ However, development of the block was initiated some years earlier with the construction of the Monticello Hotel (demolished) completed for the 1904 World's Fair and followed by the ABC Apartments in 1906 on Kingshighway. In 1909, Dameron and other members of the city's business elite promoted the block as a "private place" on "highly restricted property" and constructed the Parkway Dwellings, a duplex apartment complex now known as the Chouteau Apartments fronting on Laclede Avenue (listed in the National Register). In 1923, the Forest Park Hotel site was transferred from the Parkway to the Forest Park Investment Co., a syndicate headed by the F. G. Cornwell Real Estate Co. which constructed the hotel.

Plans for the hotel were prepared by Preston J. Bradshaw (1884-1952), a graduate of Columbia University who was associated with New York architect Stanford White before coming to St. Louis. By the mid-1920s, numerous Bradshaw designs were published in national architectural journals and examples of his major work outside St. Louis included the \$4 million Brown Hotel in Louisville, Kentucky, a \$5 million hotel apartment in Detroit, the Baker Hotel in Dallas and the Bellereve Apartment Hotel in Kansas City, Missouri. One of St. Louis' most successful and prolific architects of hotels and apartments, Bradshaw is best known locally for the Chase, Mayfair, Lennox and Coronado hotels.

In planning the Forest Park Hotel, Bradshaw employed features which were receiving wide approval at the time as solutions to needs of both hotel patron and investor. The concept of a building combining apartment house and hotel facilities had only recently gained popularity as an answer to the housing shortage following World War I and as a means of achieving high efficiency of income-producing space. The Forest Park Hotel's flexible plan offered the "maximum of pleasure and convenience" of both "home and hotel": single rooms as well as two, three and four room kitchenette apartments were available for tourist or resident. All were completely furnished and provided with complete hotel service including telephone, laundry and circulating refrigerating system. A first floor public ballroom, dining room and stores on the Euclid Avenue elevation were income-producing auxiliaries enhancing investment while adding desirable services for resident guests.⁵

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The exterior and interior design of the Forest Park Hotel also followed the latest national models for apartments and hotels. The building's reinforced concrete fireproof construction assured the most advanced safety features while its "Italian Renaissance" brick and terra cotta facades imparted a sedate and dignified appearance which could appeal to the tastes of all types of people. Indeed, the question of how to satisfy the tastes of a mixed and varied patronage was a central problem in the stylistic handling of apartment hotels. Classical ornamental forms used with restraint such as those articulating the facades and lobby of the Forest Park Hotel were considered a successful solution as they achieved a somewhat neutral yet rich effect with minimum expenditure.

In 1926, a seven-story center wing was added to the U-shaped hotel which carefully maintained the scale, materials and design of the original building. The new wing increased guest capacity and introduced on the ground floor several small private dining rooms of considerable architectural interest. At least two of the rooms survive intact with extensive historic detailing. The "Spanish Room" features polychromed glazed tile wainscoting, a mock open timber ceiling and other ornamental plaster architectural motifs. The most ornate of the period rooms, the "Italian Room," is furnished with an elaborate fireplace, a richly detailed plaster ceiling, leaded glass windows and decorative iron gates which open from the corridor. The wing was designed by George D. Barnett, Jr., the son and grandson of two of St. Louis' most distinguished architects, George D. Barnett, Sr. (1863-1922) and George I. Barnett (1815-1898). George D., Jr. became a partner of the firm (Barnett, Haynes & Barnett) founded by his father around 1912 when his uncle, Tom P. Barnett, left the group to establish his own practice. By 1925, George D., Jr. was working under the firm name of George D. Barnett, Inc. following his father's death in 1922. In 1936, he was working in Washington, D.C. and later he was located in San Francisco.

During the twenties the multi-family character established from the outset on West Pine adjacent to Forest Park advanced to the east as several large single-family houses were demolished in the 4400 block of West Pine for the construction of apartments buildings and residential hotels. Gradually, other single-family houses on West Pine became rooming houses or were converted to institutional use. Although historically associated with development of Forest Park and the private residential streets of the Central West End, the Forest Park Hotel became more closely identified with the interests of the area's biggest employer -- the Washington University Medical School complex located several blocks south on Kingshighway. A redevelopment plan proposed by the Medical School has been underway in the neighborhood for several years. The recent purchase of the hotel by investors who plan to transform the somewhat sleepy and drab establishment into a showplace to attract the carriage trade promises to be a deluxe renovation of major importance to the area.

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FOOTNOTES

¹M. M. Yeakle, The City of St. Louis Today (St. Louis: J. Osmun Yeakle & Co., 1889), p. 120.

²James Neal Primm, Lion of the Valley: St. Louis, Missouri (Boulder, CO: Pruett Publishing Co., 1981), p. 323.

³St. Louis Globe-Democrat, 23 January 1923.

⁴Dameron's stepmother, Elizabeth McCoombs Dameron, was one of bachelor Peter Lindell's ten nieces and nephews who inherited his vast estate valued at nearly three million dollars and considered the largest in all of St. Louis at the time. Lindell (1776-1861) was a pioneer merchant who came to St. Louis from Maryland in 1811. Lindell's Second Addition comprised 412 acres, acquired by him in the early nineteenth century. The Addition was bounded on the east by Grand Avenue, on the west by Kingshighway, on the north by Olive Street and on the south by Duncan Avenue.

⁵Forest Park Hotel (Promotional brochure published by the Forest Park Hotel c. 1927); Greater St. Louis, February 1923.

9. Major Bibliographical References

See attached.

10. Geographical Data

Acreage of nominated property 1.2 acres

Quadrangle name Clayton, MO

Quadrangle scale 1:24,000

UTM References

A 115 738280 428031310
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification

The Forest Park Hotel is located in City Block 3884C and fronts 300 feet on West Pine and 170 feet on Euclid Avenue and 170 feet on North Court, and 300 feet on Buckingham.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By © 1983, Landmarks Association of St. Louis, Inc.

name/title 1. Mary M. Stiritz, Research Associate

organization Landmarks Association of St. Louis, Inc. date 30 November 1983

street & number 721 Olive Street, Room 1113 telephone (314) 421-6474

city or town St. Louis state MO 63101

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Director, Department of Natural Resources and
title State Historic Preservation Officer

date

2/8/84

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I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

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National Park Service

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Forest Park Hotel. Promotional brochure published by the Forest Park Hotel,
circa 1927.

Greater St. Louis, February 1923.

Primm, James Neal. Lion of the Valley: St. Louis, Missouri. Boulder, CO:
Pruett Publishing Co., 1981.

St. Louis Globe-Democrat, 23 January 1923.

Works of Preston Bradshaw, Architect. St. Louis, MO, 1929.

Yeakle, M. M. The City of St. Louis Today. St. Louis: J. Osmun Yeakle & Co.,
1889.

Item #6

2. Missouri State Historical Survey
November 1983
Historic Preservation Program
Missouri Department of Natural Resources
P. O. Box 176
Jefferson City,

State

MO 65102

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2. James M. Denny, Chief, Survey & Registration
and State Contact Person
Missouri Department of Natural Resources
Historic Preservation Program
P.O. Box 176
Jefferson City,

30 November 1983
314/751-4096

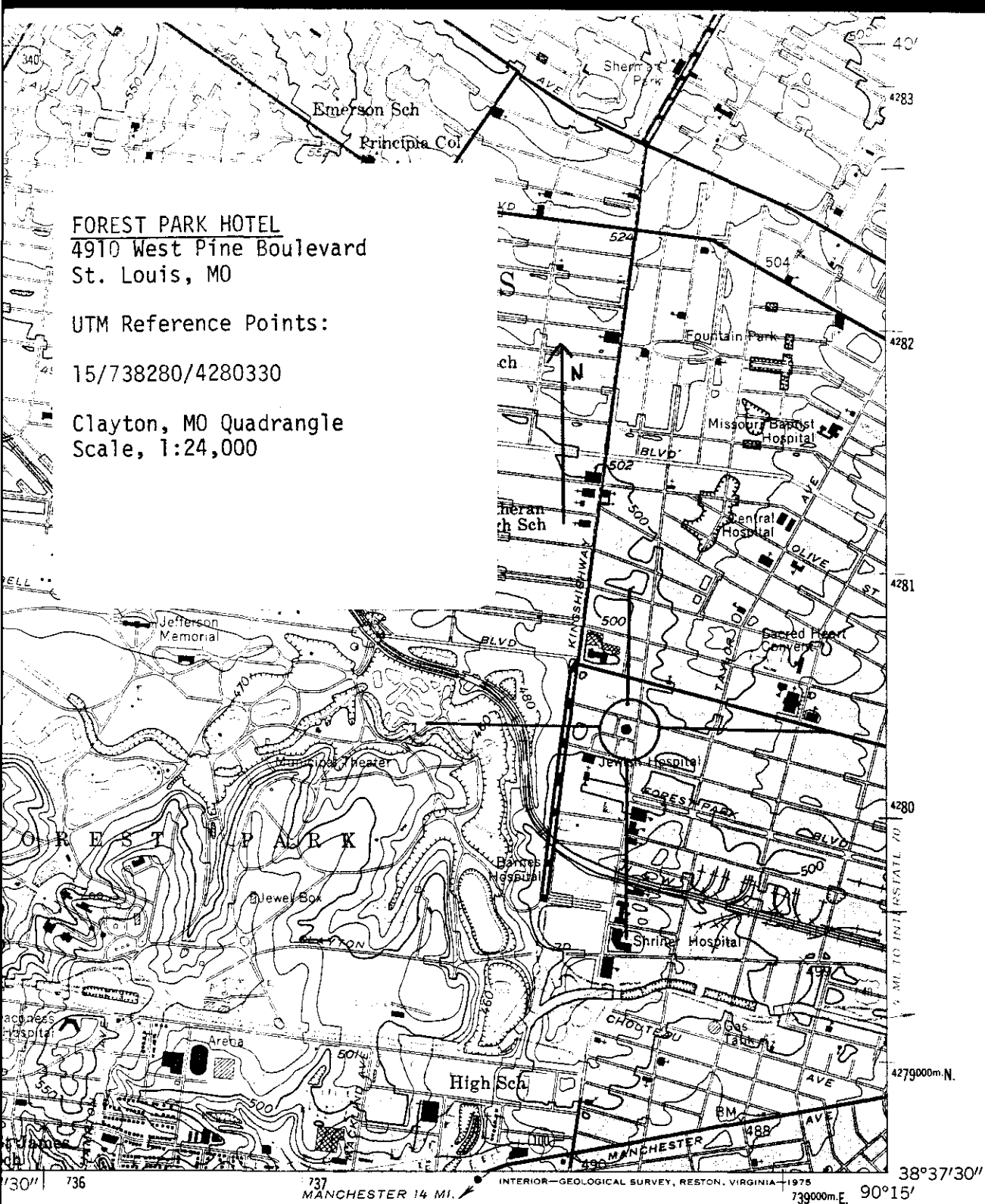
Missouri 65102

FOREST PARK HOTEL
 4910 West Pine Boulevard
 St. Louis, MO

UTM Reference Points:

15/738280/4280330

Clayton, MO Quadrangle
 Scale, 1:24,000



ROAD CLASSIFICATION

Heavy-duty	—————	Light-duty	—————
Medium-duty	—————	Unimproved dirt	=====
Interstate Route		U. S. Route	
State Route			



QUADRANGLE LOCATION

CLAYTON, MO.

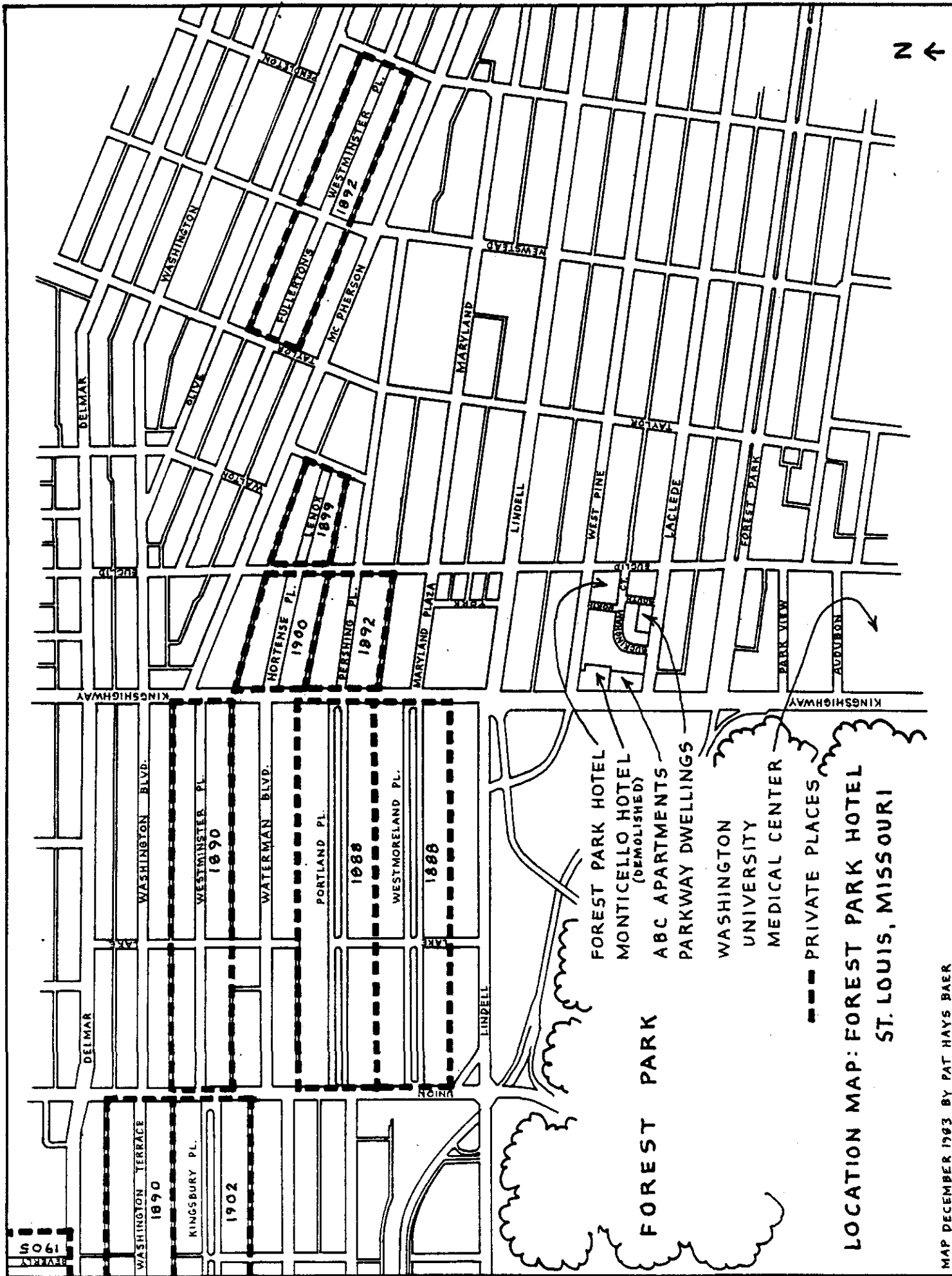
N3837.5—W9015/7.5

1954

PHOTORELIEF 1968 AND 1974

AMS 7961 III NE—SERIES V879

(CAHOKIA)
 296 / 11 SW



FOREST PARK HOTEL
4910 West Pine Boulevard
St. Louis, MO

#1 of 4 East (Euclid Avenue) and
North (West Pine) ele-
vations.

Photographer: Mary M. Stiritz
Date: November 1983
Negative: Landmarks Association
of St. Louis, Inc.

Camera facing southwest.



FOREST PARK HOTEL
4910 West Pine Boulevard
St. Louis, Missouri

#2 of 4 West (North Ct.) and
South (Buckingham) ele-
vations.

Photographer: Mary M. Stiritz
Date: November 1983
Negative: Landmarks Association
of St. Louis, Inc.

Camera facing northeast.



FOREST PARK HOTEL
4910 West Pine Boulevard
St. Louis, Missouri

#3 of 4 Detail of east elevation.

Photographer: Mary M. Stiritz
Date: November 1983
Negative: Landmarks Association
 of St. Louis, Inc.

Camera facing west.

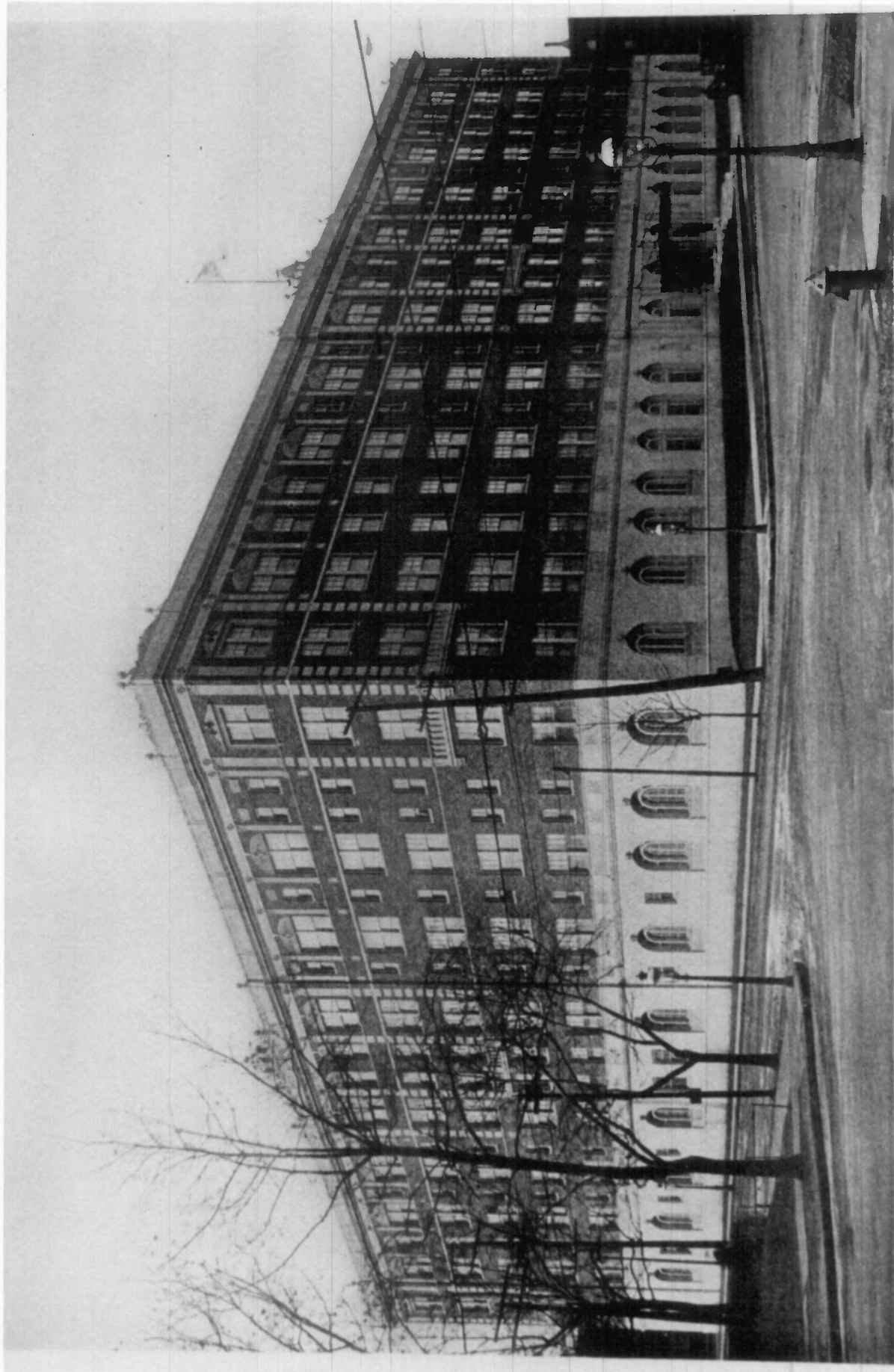


FOREST PARK HOTEL
4910 West Pine Boulevard
St. Louis, MO

#4 of 4 East (Euclid) and north
(West Pine) elevations.

Date: 1929
From: Works of Preston Bradshaw,
Architect. St. Louis, MO.
Photocopy & Negative: Landmarks
Association of St. Louis,
Inc.

Camera facing southwest.



THE FOREST PARK HOTEL, ST. LOUIS, MO.

Elevators by Otis Elevator Co.

Preston J. Bradshaw, Architect